

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL B3-PH-EAST
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under Title I including those prohibiting discrimination because of race, color, creed or national origin;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Boston Waterfront Development Corporation be and hereby is designated as developer of Parcel B3-PH-East in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.
2. That disposition of said properties by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Boston Waterfront Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Urban Renewal Plan for the Project Area.
4. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Boston Waterfront Development Corporation as Buyer providing for the conveyance by the Authority of the aforementioned properties in consideration of the HUD approved price and the Buyer's Agreement to redevelop the property, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority; and that the Director is further authorized to execute and deliver a deed conveying said properties pursuant to such disposition agreement and that the execution and delivery by the Director of such agreement and deed to which a certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



MEMORANDUM

JANUARY 31, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPER AND
APPROVAL OF FINAL PLANS AND SPECIFICATIONS
PARCEL B3-PH-EAST
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

On September 6, 1968, the Authority entered into a Rehabilitation Agreement with the Boston Waterfront Development Corporation. This agreement was subsequently amended on March 3, 1972, and August 30, 1973.

In this agreement, as amended, it was agreed that the above parcel would be conveyed to the Boston Waterfront Development Corporation. At that time, the parcel was identified as Parcel 2A, but its exact shape and size had not been finalized. The boundaries of the parcel have now been finalized and parcelization of the area is complete. The parcel is now identified as Parcel B3-PH-East on the Final Parcel Disposition Plan.

The parcel contains some 4,880 square feet. The HUD approved price is \$14,600.00.

It is felt that, although the rehabilitation agreement, as amended, and accompanying certificates of vote, impliedly authorize the sale of this parcel to B.W.D.C., specific authorization to convey Parcel B3-PH-East and final designation of B.W.D.C. as Redeveloper is needed.

All conditions precedent to conveyance contained in the Rehabilitation Agreement have been met. The parcel will be used for the construction of part of a one-story, glass extension of the restaurant located on ground floor of the adjoining Pilot House building. The remainder of the parcel is to be appropriately landscaped, and will include an eight-foot paved public walkway which will give adequate access to the water's edge for pedestrians. Plans for this structure have been reviewed and approved. An appropriate Resolution is attached.

Attachment